



DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

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**CITY OF YAKIMA  
NOTICE OF PUBLIC HEARING**

**DATE:** April 11, 2016  
**TO:** Applicant and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director & Planning Manager  
**SUBJECT:** Notice of Public Hearing for a modification of a previously approved Master Planned Development Overlay, accompanying development agreement (Catalyss LLC: PD#001-09), and review of an implementing Preliminary Long Plat application.

**NOTICE OF APPLICATION**

**LOCATION:** 4200 Castlevalle Rd.  
**TAX PARCEL NUMBERS:** 181315-31011 & 181315-34037  
**PROJECT APPLICANT:** Catalyss LLC  
**FILE NUMBER:** PD#001-16, PLP#001-16, & SEPA#008-16  
**DATE OF APPLICATION:** February 17, 2016  
**DATE OF COMPLETENESS:** February 26, 2016  
**DATE OF HEARING:** May 12, 2016

**PROJECT DESCRIPTION**

The City of Yakima has received several land use applications from Catalyss LLC (applicant/property owner) which includes:

1. Type (3) Review for a Major Modification to an approved Master Planned Development Overlay and accompanying development agreement to allow for the continued development of approximately 28.77 acres of Single-Family Residentially zoned property that was previously reserved for future development through the applicant's Master Planned Development City File Number: PD#001-09;
2. Implementing Preliminary Long Plat application which will plat 88 new lots of record; and
3. State Environmental Policy Act (SEPA) review of the project in its entirety.

**Summary of Master Planned Development modifications:**

The request changes to the previously approved master planned development include: construction of 88 single-family homes, minimum lot sizes of 6,000 sq. ft. for detached single-family residential construction, 4,000 sq. ft. for common wall and zero lot line construction, and removal of 34 zero lot line and common wall lots. The effect of these changes will render a master planned development of 120 lots of record with 88 detached single family residential lots, and 32 zero lot line and common wall single family lots (previously approved under PD#001-09);

**NOTICE OF PUBLIC HEARING**

The request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday, May 12, 2016 beginning at 9:00 a.m.**, in the Council Chambers, City Hall, 129 N 2<sup>nd</sup> Street, Yakima, WA. Any person desiring to express their views on the matter is invited to attend the public hearing or to submit written

comments. Following the public hearing, the Hearing Examiner will issue his written recommendation to the Yakima City Council within ten (10) business days.

**NOTICE OF DECISION**

A copy of the Hearing Examiner's decision will be mailed to parties of record once it is rendered.

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2<sup>nd</sup> floor City Hall, 129 North Second Street, Yakima, Washington. If you have questions regarding this proposal, please call Jeff Peters, Supervising Planner, at (509) 575-6163, or e-mail to [Jeff.Peters@yakimawa.gov](mailto:Jeff.Peters@yakimawa.gov).

**Other Permits Required:** N/A